CITY OF ASHEVILLE
BUILDING SAFETY DEPARTMENT
PERMIT FEES 07/01/2010

Building Permit includes fee for all trade permits (Building, Electrical, Mechanical, Plumbing and Fire); Building Permit fee shall be collected at the time of the permit application and submission of plans. Payment may be delayed if the designer submits completed plans before the awarding of construction contract bids to the contractors; see XII for separate plan review fees that may be applicable.

I. **AFFORDABLE HOUSING FEE WAIVERS {also applies to Engineering, Sewer (MSD), Water and Zoning Fees} Rebate of 50% (Regular fees are paid in full then rebated on completion and sale of project.)**

A. **New Residential for sale** (single family or condominium type): Must meet State Building Code (not manufactured HUD homes). Maximum Sale Price restrictions: 0 Bedroom $115,000 (Efficiency Unit), 1 Bedroom $125,000, 2 Bedrooms $145,000, 3 Bedrooms $160,000 and 4 bedrooms $170,000

B. **New Residential for rental** (assisted by a local, state or federal program requiring it to remain affordable for tenants below 80% of median income)

II. **SUSTAINABLE RESIDENTIAL FEE WAIVERS (Regular fees are paid in full then rebated on completion and CO issued or with certification or rating submittal on completion and CO issued.)**

A. Healthy Built Home Certification $100.00
B. Energy Star Rating $100.00
C. Geo Thermal installation $50.00
D. Solar Panel installation $50.00
E. Wind Generator installation $50.00
F. Storm (Grey) Water Collection Device for reuse in yard sprinkler etc. $50.00
G. Residential Unit(s) 100% Accessible (type B beyond Code Requirements) $100.00 per unit

III. **SINGLE FAMILY NEW CONSTRUCTION, ADDITIONS, RENOVATIONS, and REMODELS (EACH UNIT)**** Fees includes plan review and all inspection trades if required. **All fees are subject to an additional 4% technology fee.**

A. Up to 1000 square foot* $ 300.00
B. 1001 to 1500 square foot $ 450.00
C. 1501 sq. ft. and above: $ 450.00 plus $ .30 per sq. ft.over 1500 sq. ft.
D. Re-roof residential unit $75.00

IV. **RESIDENTIAL MISCELLANEOUS STRUCTURES:** (Detached or Attached – Carport, Garage, Deck, Open Porch, Storage Bldg. etc.) **(All fees are subject to an additional 4% technology fee.)**

A. All Decks, open Porch, & Storage Bldg. less than 500 Square ft. $75.00
B. Attached or Detached $ 150.00 plus $ .30 per square ft. over 500 sq.ft.
C. Fees includes plan review and building inspections; for other trades add $75 per trade.

V. **MANUFACTURED HOME** (HUD Approved) **(All fees are subject to an additional 4% technology fee.)**

A. New Single-wide and multi-section units $ 150.00 (includes elect. & plbg.)
B. Heat Pump or A/C... $75 additional fee (includes mech. & elect.)
C. Relocated/Used Single-wide and multi-section units $200.00 (Inc. elect., plbg. & Housing Code Letter of Life Safety)

VI. MODULAR BUILDING (N.C. SEAL), OR DWELLING MOVED ONTO SITE (All fees are subject to an additional 4% technology fee.)

A. 1 story $ 200.00
B. Greater than 1 Story $ 300.00
C. Additional work (attached decks, garages, porches, finishing of bonus rooms, etc.) done by the contractor is included in the above fee, but must be shown on the plans and included in the remarks on the permit: Additional permit(s) is required if the contractor is constructing the above items and not on plans.

VII. MULTI-FAMILY (Duplex, Apartments, and Condos.) (All fees are subject to an additional 4% technology fee.)

A. Shell cost is based on IX Commercial (non-residential) plus each unit (B)
B. Each Unit - $ 350.00
C. Permitted and fees calculated per building. Fire Department fee is 10% of building fees for apartments and condominiums.

VIII. HOME OWNER RECOVERY FUND

A. As per G.S. 87-1 - $10.00 per building permit

IX. COMMERCIAL (NON-RESIDENTIAL) Includes Bed and Breakfast with over 5 guest rooms, Motels, Hotels, Mixed Use (commercial/residential), Communication Towers, Signs, etc. Fees for multifamily renovations shall be per building.

A. **Fee based on project cost per applicable trade (All fees are subject to an additional 4% technology fee.)**

$ Cost	Fee	$ Cost	Fee
$0 - $5,000	$75.00	$200,001 - $275,000	$2,800.00
$5,001 - $10,000	$150.00	$275,001 - $350,000	$3,150.00
$10,001 - $15,000	$300.00	$350,001 – $425,000	$3,500.00
$15,001 – $25,000	$500.00	$425,001 - $500,000	$4,250.00
$25,001 - $50,000	$700.00	$500,001 - $625,000	$5,000.00
$50,001 - $75,000	$900.00	$625,001 - $750,000	$6,000.00
$75,001 – $100,000	$1,200.00	$750,001 - $875,000	$7,000.00
$100,001 – $150,000	$1,600.00	$875,001 - $1,000,000	$8,000.00
$150,001 - $200,000	$2,200.00	Cost over $1,000,000 adds .15% (.0015) of each added million dollars or portion thereof.	

B. Fire Fee shall be $75.00, plus 10% of all other trade fees (Building, Electrical, Mechanical, and Plumbing) when those fees exceed $ 100.00.
C. Sprinklers and fire alarm cost shall be included in the building costs.
D. Plan Review Fees are calculated separately.
E. Minimum Permit Fee $ 75.00 Per Trade
F. Construction Cost shall be based on total contract cost (labor, materials, supervision, overhead, profit, architectural/engineering plans and specifications) or the most current International Code council's (ICC) Building Valuation Data", whichever is greater.
G. Renewal of expiring permit or change of contractor $75.00

X. RE-INSPECTIONS (Commercial and Residential) **(All fees are subject to an additional 4% technology fee.)**

A. One free re-inspection per trade.

B. Second and subsequent re-inspections must be paid before next inspection:
Level I - $100
Level II - $150
Level III - $200

XI. Approved Permit(s) and Plans on Site (All fees are subject to an additional 4% technology fee.)

A. Failure to post permit $75.00
B. Failure to have approved plans on site $135.00
C. Re-stamp of additional or lost "approved plans" $75.00
D. After 3rd submittal for same technical reason(s) identified in earlier submittals:
Level I $135
Level II $150
Level III $225

XII. Plan Review Fee (All fees are subject to an additional 4% technology fee.)

$ Cost	Fee	$ Cost	Fee
$0 - $5,000	$75.00	$15,001 - $25,000	$150.00
$5,001 - $10,000	$100.00	$25,001 - $50,000	$175.00
$10,001 – $15,000	$125.00	$50,001 - $100,000	$200.00

$100,001 - $1,000,000	0.2% (002) of the total construction costs
$1,000,001 - $5,000,000	$2,000 plus 0.1% (.001) of all costs above $1,000,000
> $5,000,000	$6,000 plus 0.05% (.0005) of all costs above $5,000,000

Plan review fees will be 50% of fee when project is affordable housing, building is seeking LEED certification, project approved for economic development grant by City Council, an existing building redevelopment for manufacturing; or redevelopment of a Brownfield site.

XIII. Expedite Service Fee (All fees are subject to an additional 4% technology fee.)

A. $100.00 per hour per staff member with a minimum of $200.00 (2-hours)
B. Phased design/build projects (foundation, shell, etc.) with plans that are complete the fees shall be for the phase being submitted plus 10% of the fee for the estimated total project cost

XIV. Working without a Permit (per trade, includes proceeding beyond plans approved. (All fees are subject to an additional 4% technology fee.)

A. First Offense $100 (Homeowner is $50.00 if paid within 5 working days)
B. Second Offense $200
C. Third or more Offenses $300 (letter will be sent to the appropriate licensing board)

XV. Other Permits, Inspections, Fees (All fees are subject to an additional 4% technology fee.)

A. Minimum permit fee $75.00
B. Combination Permit Fee (for change outs of HVAC, water heater, etc. when one company has appropriate license or one applicant lists all appropriate licensed contractors and commercial total cost is less than $5,000) $100.00
C. 50% rebate for 65 year old or older homeowners for HVAC, water heater, etc. change outs upon supplying information
D. Temporary Saw Service (pole) when requested prior to building permit $75.00

E. Tents in same location:
   1 – 10 tents $75.00 per trade 11 or more tents $125 per trade
F. School Inspections (same visit) $100 for first building plus $75.00 for each additional building
G. Demolition Permits (does not include electrical permit): Residential $75.00
   Commercial interior $75.00 Commercial building $150.00
H. Housing Authority permits by contractor(s) are per appropriate fee schedule.
I. ABC Inspection (all trades including Fire Department) $375.00
J. Amendment to Plans or Permit or Renewal of expiring Permit:
   1. No change to construction cost $75.00 per hour per trade
   2. Change to construction cost see permit and plan review fees
   3. Residential (one and two-family) $75.00
K. Retaining walls greater than 5-feet tall when attached or impacting a building:
   Residential $75.00 Commercial based on construction costs
L. Handicap Parking Sign Violation (30-days from written notice) $250.00
M. Monthly Activity Report $18.00 per year when mailed
N. Annual Maintenance permit(s) for licensed contractors employed for maintenance and repair of large facilities: $100 plus ½ of the estimated commercial permit fee per trade. Expires December 31st of each year.
O. Electrical Homeowners Exam $75.00
P. Electrical Journeyman (per person) Exam $50.00; Special Scheduled Exam $100.00; Renewals (3 years) $25.00
Q. Temporary Certificate of Occupancy/Temporary Utilities $200.00; renewal prior to expiration $100.00; Temporary Water for Construction $25.00
R. Minimum Permit/Inspection Fee: (Includes 1 to 2 Family electrical, mechanical, plumbing, storage tank installations, underground storage tank removal) $75.00
S. When the Fire Department inspectors are involved in the enforcement of the State Building code as authorized by the Fire Prevention Code, fees and charges for those enforcement activities shall be those prescribed for the enforcement of the same provisions by the Building Safety Department.
T. Renewal of expiring permit or change of contractor $75.00
U. Events on Private Property amendment $75.00
V. Multi-events on Private Property within 6 months and all conditions remain the same if all events included in original application $50.00 each event after initial event

XVI. Refunds and Delinquent Accounts (Technology fee is non-refundable.)

A. Minimum charge for permit processing $75.00
B. Permits processed with no inspections or plan review 90% of permit fee minus minimum charge $75.00
C. Plans reviewed with no inspections 75% of permit fee minus minimum charge $75.00
D. Bank card refused or checks returned for non-sufficient funds all services stop until account is current. Subsequent delinquency results in cash for services.
E. No refund 6 months or more after permit issued or plans reviewed

XVII. Minimum Housing Code

A. Initial Housing and Life Safety Inspection fee determined by third party Inspection Company
B. Non-voluntary Inspections:
   1. Single Family Residence $400.00

2. Multi-family 1st unit $300 each additional unit $150 each

C. Housing Certificate or Life Safety Letter for owner occupied dwellings $20.00 (waived for dwellings passing initial inspections with no repairs to be made or when relocating a manufactured home as found in section V)

D. Housing Certificate for non-compliant units $100.00 per unit inspected

E. Temporary Housing Certificates $100.00; renewal prior to expiration $75.00

E. Third Party Inspector annual fee $250.00

F. Third Party Inspector application and exam fee $250.00

G. Required housing corrections as a result of inspection report $75.00 permit includes all trades and issue of any document (any work done beyond scope of report permit fees are per trade)

XVIII. Street Naming (All fees are subject to an additional 4% technology fee.)

A. Street Name change

1. 1 – 5 addresses changed: $100.00
2. 6 – 15 addresses changed: $200.00
3. 16 – 25 addresses changed: $350.00
4. 26 – 50 addresses changed: $500.00
5. >50 addresses changed: $750.00

B. New building address creation: $25.00

C. New subdivision address creation: $250.00 per application plus $5.00 per address